034.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	498,600 /	498,600
USE VALUE:	498,600 /	498,600
ASSESSED:	498,600 /	498,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		FREMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DORNIN CHRISTOPHER WILLIAM
Owner 2:	
Owner 3:	
Street 1:	67 FREMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SILVA RYAN -
Owner 2:	SILVA LAURA-ANNA -
Street 1:	67 FREMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .078 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Aluminum Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3418.000	164,200		334,400	498,600
Total Card	0.078	164,200		334,400	498,600
Total Parcel	0.078	164,200		334,400	498,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 629.55 | /Parcel: 629.55

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23209
GIS Ref	
GIS Ref	
Insp Date	12/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 034.0-0001-0004.0

!2759!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	164,200	0	3,418.	334,400	498,600		Year end	12/23/2021
2021	101	FV	164,200	0	3,418.	334,400	498,600		Year End Roll	12/10/2020
2020	101	FV	164,300	0	3,418.	334,400	498,700	498,700	Year End Roll	12/18/2019
2019	101	FV	111,600	0	3,418.	303,100	414,700	414,700	Year End Roll	1/3/2019
2018	101	FV	104,900	0	3,418.	287,400	392,300	392,300	Year End Roll	12/20/2017
2017	101	FV	104,900	0	3,418.	250,800	355,700	355,700	Year End Roll	1/3/2017
2016	101	FV	104,900	0	3,418.	214,200	319,100	319,100	Year End	1/4/2016
2015	101	FV	84,300	0	3,418.	198,600	282,900	282,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:59:43

LAST REV

Date	Time
05/14/19	14:05:09
apro	

PAT ACCT. 2759

USER DEFINED

Prior Id # 1:	23209
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVA RYAN,	71583-414	1	9/6/2018		585,000	No	No		
CHISOM LINDA G	53314-170		7/31/2009		294,000	No	No		
RODGERS WILLIAM	25363-594		5/25/1995		115,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2011	451	Redo Kit	5,000					
4/30/2010	380	Wood Dec	500					EXTEND DECK TO SID
12/26/1996	662	Manual	4,900					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
1/23/2009	Meas/Inspect	336	PATRIOT
3/18/2000	Inspected	197	PATRIOT
2/17/2000	Measured	270	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3418		Sq. Ft.	Site		0	64.	1.53	3									334,426						334,400	

Total AC/HA:	0.07847	Total SF/SM:	3418	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	334,426	Spl Credit		Total:	334,400

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	184058
Depreciation:	19878
Depreciated Total:	164180

COMMENTS

COMMON WALL #65. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1		# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

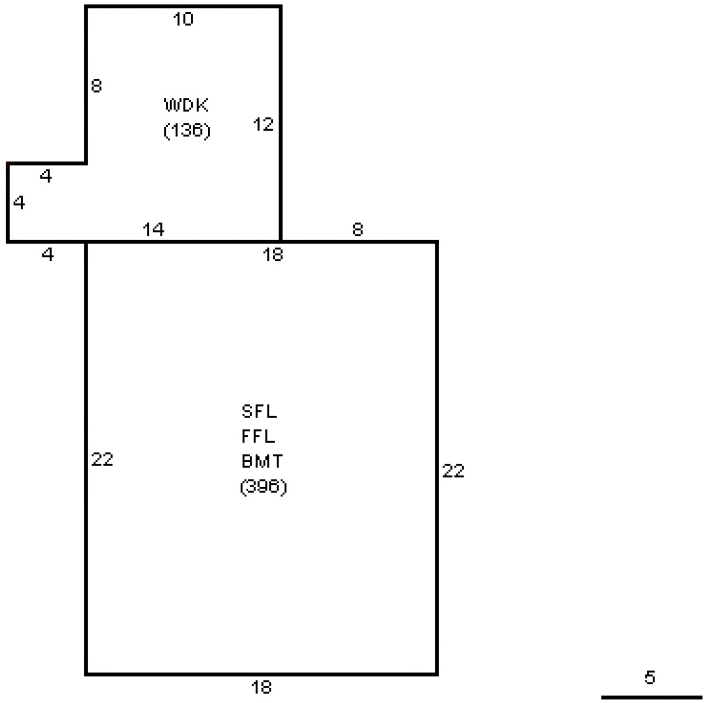
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	126.11
Special Features:	0	Val/Su Net:	124.02
Final Total:	164200	Val/Su SzAd	207.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	37.830	14,982
FFL	First Floor	396	126.110	49,940
SFL	Second Floor	396	126.110	49,940
WDK	Deck	136	12.470	1,696

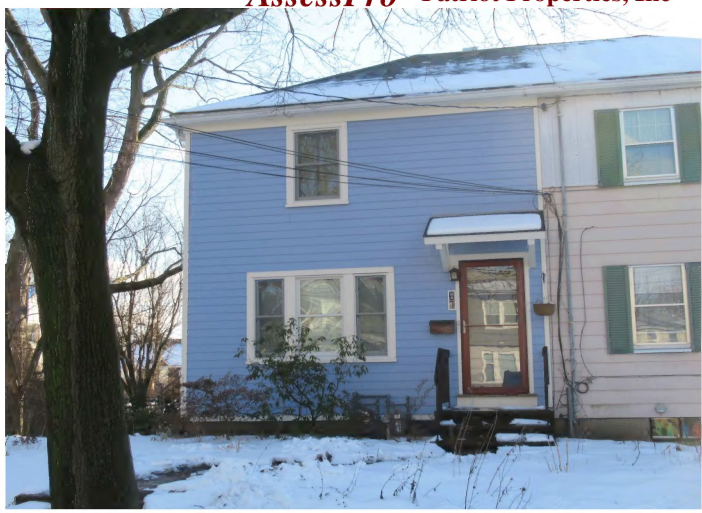
Net Sketched Area:	1,324			Total:	116,558
Size Ad	792	Gross Area	1324	FinArea	792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

034.0-0001-0004.0